

ZONING BOARD OF APPEALS  
TOWN HALL WELLESLEY, MA 02181JOHN A. DONOVAN, JR., Chairman  
ROBERT R. CUNNINGHAM  
KENDALL P. BATESELLEN D. GORDON  
Executive Secretary  
Telephone  
431-1019 X208RECEIVED  
TOWN CLERK'S OFFICE  
WELLESLEY, MA 02181  
Mar 5 1993 10:00 AM '93  
WILLIAM E. POLLETTA  
FRANKLIN P. PARKER  
SUMNER H. BABCOCK

ZBA 93-10

Petition of John D. and KerryAnne Loughborough  
48 Pine Ridge Road

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, February 25, 1993 at 8 p.m. in the Selectmen's Meeting Room (Conference Room B) at the Town Hall, 525 Washington Street, Wellesley, on the petition of JOHN D. AND KERRYANNE LOUGHBOROUGH requesting a Special Permit pursuant to the provisions of Section XVII and Section XXV of the Zoning Bylaw that the addition of a deck approximately 10 feet by 10 feet at the rear of their pre-existing nonconforming dwelling, with less than the required front setback from PINE RIDGE ROAD, at 48 PINE RIDGE ROAD, in a Single Residence District, shall not intensify the existing nonconformities or create additional ones. Said deck complies with all zoning requirements.

On February 8, 1993, the petitioners requested a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing were John and Kerry Loughborough. Mr. Loughborough said that they would like to add a deck to the back of the house to give them access to the back yard.

No other person present had any comment on the petition.

Statement of Facts

The subject nonconforming dwelling is located at 48 Pine Ridge Road and the corner of Ledyard Street, in a Single Residence District, on a 10,970 square foot lot, and has a minimum front yard setback of 27.2 feet from Pine Ridge Road.

The petitioners are requesting a Special Permit to construct a deck approximately 10 feet by 10 feet at the rear of the dwelling. Said deck will have a conforming front yard setback of 59.5 feet from Ledyard Street, a conforming rear setback of 29.8 feet and a conforming left side yard setback of 46.1 feet.

A Plot Plan dated January 26, 1993, drawn by George N. Giunta; construction sketches drawn by Leonard S. Alberico, General Contractor; and photographs were submitted.

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On February 17, 1993, the Planning Board reviewed the petition and voted to offer no objection to the granting of a Special Permit for the proposed deck.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject dwelling does not conform to the current Zoning Bylaw as noted in the foregoing Statement of Facts.


It is the opinion of this Authority that the proposed deck complies with all zoning requirements and therefore, will not intensify the existing nonconformity or result in additional ones.

A Special Permit is hereby granted for the proposed deck subject to construction in accordance with the Plot Plan and construction sketches submitted as noted in the foregoing Statement of Facts.

The Inspector of Buildings is hereby authorized to issue a permit for construction upon receipt and approval of a building application and detailed construction plans.

APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS PETITION IN  
THE OFFICE OF THE TOWN CLERK.

cc: Planning Board  
Inspector of Buildings  
edg

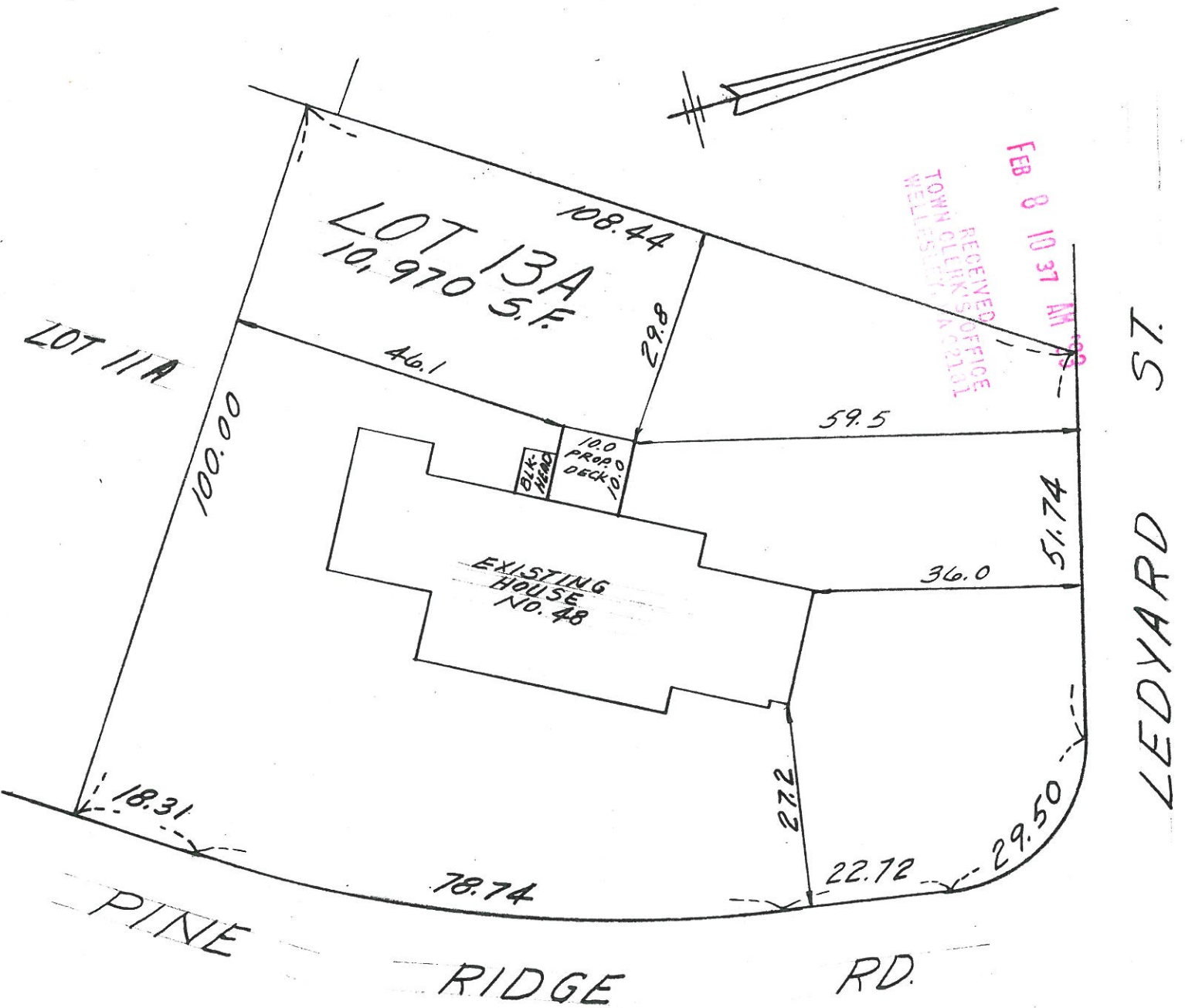
  
Kendall P. Bates, Acting Chairman

  
Robert R. Cunningham

  
William E. Polletta

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WELLESLEY, MA 02181

MAR 5 9 04 AM '93



PLOT PLAN OF LAND  
IN  
**WELLESLEY — MASS.**

JAN. 26, 1993      SCALE 1" = 20'  
NEEDHAM SURVEY ASSOCIATES, INC.  
281 CHESTNUT ST  
NEEDHAM, MASS.

